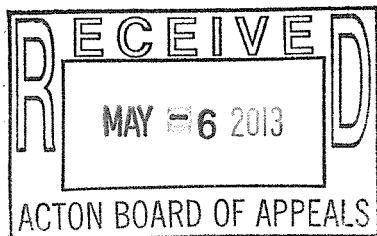


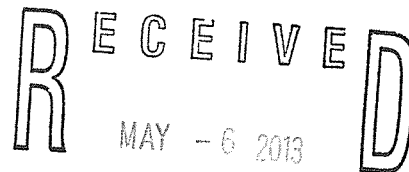
Town of Acton



Application for a Special Permit

To The

Board of Selectmen



TOWN CLERK, ACTON

Please type or print your application.

Indicate the special permit/s requested. The fee for a Special Permit is \$250 unless otherwise noted.

Recreation	Nursing Home	Restaurant
Hotel, Inn or Motel	Combined Business & Dwelling	Lodge or Club
Veterinary Care	Commercial Kennel	Commercial Recreation
Commercial & Trade School	Amusement Facility	Freestanding Sign
Warehouse	Mini-Warehouse	Heating Fuel Sales/Service
Light Manufacturing	Scientific Research/Development/Production	
Reduced Parking Fee = \$100	Drive-Up Bank Fee = \$1000	Service Station Fee = \$1000

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT

Name & Address

SITE

Location and Street Address of the Property

531 Main St
Unit E
Acton

Refer Pappas Karate Center
452 Great Rd. Acton
Telephone 978-631-0750

(nicole)
(978-580-0080)

Tax Map & Parcel Number

OWNER

Name & Address

Area of Lot

ac.

Zoning District

Werner Gossels
LAINE REALTY TRUST
17 BENNETT ROAD
Telephone WAYLAND, MA

If any other permits or site plans have been granted for the property, give the file numbers:

508-358-7812

20
Twelve (12) completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant -- attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.

April 25, 2013

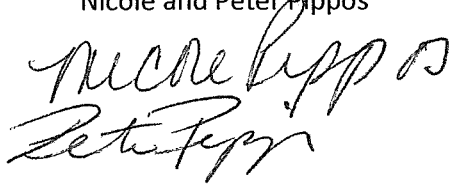
To: The Town of Acton, Board of Selectman

Re: Application for Special Permit for the Peter Pippas Karate Center

Dear Selectman,

My name is Nicole Pippas. My husband, Peter Pippas and I are the owners of the Peter Pippas Karate Center. We currently operate at 452 Great Rd in Acton in a space that we have outgrown. We have been at this location for five years. We would like to relocate our business to 531 Main St. Acton, Unit E. We feel that this location will allow us to continue to grow and serve our martial arts family. Thank you for your consideration.

Nicole and Peter Pippas

Handwritten signatures of Nicole Pippas and Peter Pippas. Nicole's signature is written above Peter's signature.

LAINÉ REALTY TRUST
17 BENNETT ROAD
WAYLAND, MASS. 01778

Acton Board of Selectmen
Acton Town Hall
472 Main Street
Acton, Massachusetts 01720

April 25, 2013

RE: Lease to Peter Pippas Karate Center at 3 Post Office Square, Acton, MA 01720

Dear Selectmen of Acton,

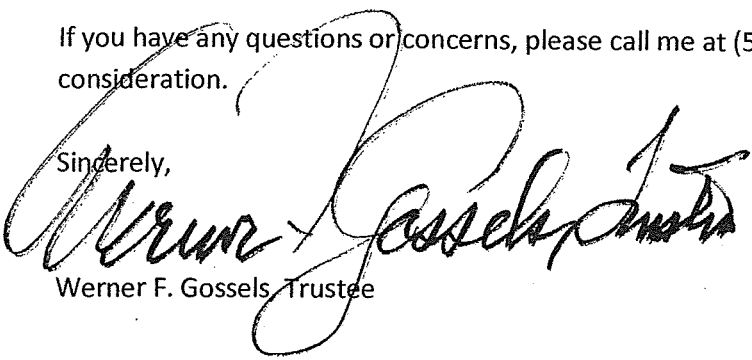
This letter is to confirm that Laine Realty Trust, owner of the property, which has addresses at 529 & 531 Main Street and 1 & 3 Post Office Square Road, agrees to lease space to Peter Pippas Karate Center for use as a martial arts school. The principal entrance for Peter Pippas Karate Center would be at 3 Post Office Square, in the corner of our large parking lot.

The Peter Pippas Karate Center currently operates in Acton in a space that they have outgrown. Your approval will allow this business to move and continue to operate and grow in Acton.

Provided that you, as Acton's Board of Selectmen, agree to permit this "recreation" use at this location, the lease will commence on or about August 1, 2013 and will continue as determined in the lease agreement between Laine Realty Trust and Peter Pippas Karate Center. Therefore, we respectfully request that you approve this "recreation" use pursuant to Acton's Zoning By-Laws.

If you have any questions or concerns, please call me at (508) 358-7812. Thank you for your consideration.

Sincerely,


Werner F. Gossels, Trustee



Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assessor

Locus: 529-531 MAIN ST
Parcel: E4-67

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
E4-24	524 MAIN ST	524 MAIN INC		524 MAIN STREET	ACTON, MA 01720		
E4-46	526 MAIN ST	MIG-ACTON LLC		ONE ACTON PLACE	ACTON, MA 01720		
E4-45-1	2 FRANKLIN PL	BOTTOS ELENI		2 FRANKLIN PL	ACTON, MA 01720		
E4-45-2	4 FRANKLIN PL	MANGHIS DORA L S		104 EAGLE CREEK COURT	FOLSOM, CA 95630		
E4-45-3	6 FRANKLIN PL	BECK RONALD P		6 FRANKLIN PL	ACTON, MA 01720		
E4-45-4	8 FRANKLIN PL	PALMER CRAIG D SR	ARIELA G	8 FRANKLIN PL	ACTON, MA 01720		
E4-45-5	10 FRANKLIN PL	GARG ABHINAV	PALMER LORIL	10 FRANKLIN PL	ACTON, MA 01720		
E4-45-6	12 FRANKLIN PL	ZORNOW EILEEN B	GARG GARIMA	12 FRANKLIN PL	ACTON, MA 01720		
E4-45-7	11 FRANKLIN PL	MACLAY STACEY B TRUSTEE		11 FRANKLIN PL	ACTON, MA 01720		
E4-45-8	9 FRANKLIN PL	SCOTT GEORGE R		9 FRANKLIN PL	ACTON, MA 01720		
E4-45-9	7 FRANKLIN PL	GUPTA RAMESH K		7 FRANKLIN PL	ACTON, MA 01720		
E4-45-10	5 FRANKLIN PL	HOLT JOYCE A		5 FRANKLIN PL	ACTON, MA 01720		
E4-45-11	3 FRANKLIN PL	GILBERTI DONALD R JR		3 FRANKLIN PL	ACTON, MA 01720		
E4-45-12	1 FRANKLIN PL	VON JESS MARY CATHERINE		1 FRANKLIN PL	ACTON, MA 01720		
E4-47	549 MAIN ST	CONANT BREWSTER		562 MAIN STREET	ACTON, MA 01720		
E4-59	533 MAIN ST	AET CORPORATION		533 MAIN ST	ACTON, MA 01720		
E4-59-1	6 POST OFFICE SQ	BROOKS MARK TRUSTEE	6 POST OFFICE SQUARE REALTY TRUST	200 BAKER AVE	CONCORD, MA 01742		
E4-59-2	8 POST OFFICE SQ	LIQUID METRONICS INC		8 POST OFFICE SQUARE	ACTON, MA 01720		
E4-67-2	7 POST OFFICE SQ	FDI POSTAL PROPERTIES II		PO BOX 659	MOUNT AIRY, MD 21771		
E4-78	525 MAIN ST	88 CHAMPS LLC		45 NAGOG HILL RD	NORTH BRANDFORD, CT 06471		
E4-86	41 NAGOG HILL RD	NAPOLI DAVIE + MARIA TRUSTEES		PO BOX 317	ACTON, MA 01720		
E4-86-1	525 MAIN ST	88 CHAMPS LLC		45 NAGOG HILL RD	NEW HAVEN, CT 06510		
F4-11	22 GRASSHOPPER LN	GERHART W REID		900 CHAPEL ST	ACTON, MA 01720		
F4-11-1	25 OLD VILLAGE RD BESI	PETERSON MARILYN A		22 GRASSHOPPER LN	ACTON, MA 01720		
F4-11-10	27 GRASSHOPPER LN	TETSCHNER WALTER C		26 OLD VILLAGE ROAD	ACTON, MA 01720		
F4-11-11	24 GRASSHOPPER LN	MELIA KEVIN C		27 GRASSHOPPER LANE	ACTON, MA 01720		
F4-11-12	26 GRASSHOPPER LN	LI CHESTER C		24 GRASSHOPPER LANE	ACTON, MA 01720		
F4-11-9	25 GRASSHOPPER LN	COUCH CHRISTOPHER W		26 GRASSHOPPER LN	ACTON, MA 01720		
F4-1-2	31 OLD VILLAGE RD	JAMES STEVEN F		25 GRASSHOPPER LANE	ACTON, MA 01720		
F4-1-3	29 OLD VILLAGE RD	KENNEDY C BRUCE		31 OLD VILLAGE RD	ACTON, MA 01720		
F4-1-6	22 OLD VILLAGE RD	HALSEY ROBERT F		29 OLD VILLAGE RD	ACTON, MA 01720		
F4-1-7	20 OLD VILLAGE RD	RICCIARDI FRANCESCA M		22 OLD VILLAGE RD	ACTON, MA 01720		
F4-1-8	25 OLD VILLAGE RD	PETERSON MARILYN A		20 OLD VILLAGE RD	ACTON, MA 01720		
F4-2	10 POST OFFICE SQ	LIQUID METRONICS INC		25 OLD VILLAGE RD	ACTON, MA 01720		
F4-33	104 CONCORD RD REAR	TOWN OF ACTON		8 POST OFFICE SQUARE	ACTON, MA 01720		
				472 MAIN STREET	ACTON, MA 01720		

Brian McMullen
Assessor

Locust: 529-531 MAIN ST
Parcel: E4-67

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
F4-7-11	23 OLD VILLAGE RD	GLEDHILL CHARLES F	GLEDHILL LINDA S	23 OLD VILLAGE RD	ACTON, MA	01720	
F4-7-18	15 OLD VILLAGE RD	ROTH ANTOINETTE TRUSTEE	15 OLD VILLAGE ROAD REALTY TRUST	15 OLD VILLAGE RD	ACTON, MA	01720	
F4-7-19	2 CRICKET WY	FLEMMING GREGORY N	KAYE LAURA K	2 CRICKET WY	ACTON, MA	01720	
F4-7-20	19 OLD VILLAGE RD	BENNETT LISA M	DAMICO PHILIP J	19 OLD VILLAGE RD	ACTON, MA	01720	
F4-7-21	21 OLD VILLAGE RD	WENDL THOMIS TRUST OF 2011	THOMIS WENDL TRUSTEE	21 OLD VILLAGE RD	ACTON, MA	01720	
F4-7-5	16 OLD VILLAGE RD	BILAFER PAUL J TRUSTEE	BILAFER PATRICIA M TRUSTEE	16 OLD VILLAGE RD REALTY TRUST	ACTON, MA	01720	
F4-7-6	18 OLD VILLAGE RD	GOMEZ JOSEPH M	GOMEZ DAWN M	18 OLD VILLAGE ROAD	ACTON, MA	01720	
F4-7-7	23 OLD VILLAGE RD BESI	GLEDHILL CHARLES F	GLEDHILL LINDA S	23 OLD VILLAGE ROAD	ACTON, MA	01720	
F4-8-1	3 CRICKET WY	FERREN JOHN E	FERREN MARJORIE F	3 CRICKET WY	ACTON, MA	01720	
F4-8-10	23 GRASSHOPPER LN	CHAPMAN JULIE F TRUSTEE	THE JULIE F CHAPMAN TRUST	23 GRASSHOPPER LN	ACTON, MA	01720	
F4-8-2	4 CRICKET WY	MINK HARRY A	MOLLY P	4 CRICKET WY	ACTON, MA	01720	
F4-8-3	18 GRASSHOPPER LN	KERR MATTHEW	KERR ANA	18 GRASSHOPPER LN	ACTON, MA	01720	
F4-8-4	20 GRASSHOPPER LN	HARTMAN BRET A	HARTMAN DANA L	20 GRASSHOPPER LN	ACTON, MA	01720	
F4-8-7	17 GRASSHOPPER LN	ZHANG XIN	YE XIANYI	17 GRASSHOPPER LN	ACTON, MA	01720	
F4-8-8	19 GRASSHOPPER LN	SHAY JOHN W	SHAY KERRY G	19 GRASSHOPPER LN	ACTON, MA	01720	
F4-8-9	21 GRASSHOPPER LN	FINAMORE NICHOLAS J	FINAMORE KARYN C	21 GRASSHOPPER LAN	ACTON, MA	01720	

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

Marty Abbott
Marty Abbott
Acton Assessors Office

4/29/2013